



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Final Planning Commission

Thursday, April 15, 2021

6:00 PM

[GoTo Meeting](#)

CALL TO ORDER AND ROLL CALL

Vice Chair Buckheit called the meeting to order at 6:01pm.

Also present: City Planner Mikayla Schmidt, Community Development Director Mitzi Baker, Administrative Associate Kari Bonde, Youth rep: Grant Boardman , Ken Engstrom, Mike Bullfini, Evan Carlson.

Present 5 - Tracy Heisler, Greg Siems, William Schroeer, Betsey Buckheit, and Brian Nowak

Absent 1 - Joe Gasior

APPROVAL OF AGENDA

A motion was made by Commissioner Heisler, seconded by Commissioner Siems, to approve the agenda as amended. An additional item (Work Plan Discussion) was added under New Business. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

APPROVAL OF MINUTES

1. [PC M2021-019](#) February 18, 2021 PC Meeting Minutes

Attachments: [02-18-2021 PC Minutes](#)

A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler, to approve the February 18, 2021 PC Meeting Minutes. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

2. [PC M2021-020](#) March 18, 2021 PC Meeting Minutes

Attachments: [03-18-2021 PC Minutes](#)

A motion was made by Commissioner Heisler, seconded by Commissioner Schroeer, to approve the March 18, 2021 PC Meeting Minutes. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

PUBLIC HEARINGS AND RELATED ACTION

3. [PC M2021-021](#) Public Hearing for Consideration of a Conditional Use Permit Application from

MN CSG 2019-77 LLC for a 1MW Community Solar Garden.

Attachments: [1 - Public Hearing Notice & Location Map](#)

Vice Chair Buckheit opened the public hearing at 6:05pm.

City Planner Mikayla Schmidt present a Power Point and answered questions from the Planning Commissioners.

Evan Carlson, with Impact Power Solutions Solar, answered questions from the Planning Commissioners.

A motion was made by Commissioner Schroeer, seconded by Commissioner Nowak, to close the Public Hearing. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

4. [PC M2021-022](#) Conditional Use Permit for 1MW Community Solar Garden for MN CSG 2019-77 LLC.

Attachments: [1 - Resolution](#)
[2 - Location Map](#)
[3 - Site Layout and Solar Schematics](#)
[4 - Wildlife Corridor Paths](#)

A motion was made by Commissioner Nowak, seconded by Commissioner Heisler, to approve the CUP for 1MW Community Solar Garden for MN CSG 2019-77 LLC. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

5. [PC M2021-023](#) Public Hearing for Consideration of a Conditional Use Permit Application from DivoCSG 17 LLC for a 1MW Community Solar Garden.

Attachments: [1 - Public Hearing Notice & Location Map](#)

Vice Chair Buckheit opened the public hearing at 6:28pm.

City Planner Mikayla Schmidt introduced this item and answered questions posed by the Planning Commissioners.

Mike Bfalini with Gordain Energy/DivoCSG gave additional information and answered questions from Planning Commissioners.

A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler, to close the Public Hearing. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

6. [PC M2021-024](#) Conditional Use Permit for 1MW Community Solar Garden for DivoCSG 17 LLC.

Attachments: [1 - Resolution](#)
[2 - Location Map](#)
[3 - Site Layout & Solar Schematics](#)
[4 - Wildlife & Corridor Paths](#)

A motion was made by Commissioner Nowak, seconded by Commissioner Schroeer, to approve the CUP for 1MW Community Solar Garden for DivoCSG 17 LLC. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

Work Plan Discussion

Vice Chair Buckheit introduced this item noting the top items the subcommittee reviewed were the Comprehensive Plan and Land Development Code. She also noted that she would like to be able to adopt this as a working document, make any recommended changes and how to go forward.

A motion was made by Commissioner Schroeer, seconded by Commissioner Siems, to thank the subcommittee that develop the work plan, adopt the work plan and add that a training subcommittee be established.

Commissioner Nowak amended the motion: for the Comp Plan to include, Community involvement, visioning and education, responsible parties would be PC, staff and consultant, priority one and that the framework would start in 2021.

The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak

REPORTS FROM COMMISSION MEMBERS AND CHAIR

Vice Chair Buckheit wanted to note the parklets in downtown and was very pleased to see them.

Commissioner Schroer noted a Bike to School event coming up on May 5th.

STAFF UPDATES

7. [21-217](#)

Staff Updates

City Planner Mikayla Schmidt thanked our Streets department for the Parklets downtown, working on timeline for Depot.

ADJOURNMENT

A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler, to adjourn the meeting at 7:26pm. The motion carried by the following vote:

Yes: 5 - Heisler, Siems, Schroeer, Buckheit, and Nowak